

IN RE: PETITION FOR VARIANCE  
NW/S Philadelphia Road, 1,350'  
NE of the c/l of Joppa Road  
(11142 Philadelphia Road)  
11th Election District  
5th Councilmanic District  
  
Richard Price, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-47-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Richard and Darlene Price. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) in the rear yard with a height of 20 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Richard Price, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.9183 acres, more or less, zoned D.R.2H, and is located on the northwest side of Philadelphia Road, just north of its intersection with Joppa Road in White Marsh. The property is improved with a single family dwelling, a 12' x 14' garage, and an 18' x 20' shed, which is the subject of this request. The Petitioner recently constructed the subject shed for use as a wood shop. Mr. Price testified that he needed a high ceiling to accommodate his hobby and thus, decided to construct the shed with a barn-style roof, not knowing that a 15-foot height

ORDER RECEIVED FOR FILING

Date

By

restriction existed. As shown on the site plan, the existing garage, which has a small shed attached to it, is to be removed. Mr. Price testified that strict compliance with the zoning regulations will force him to remove and replace the entire roof system at additional expense. In support of his request, Mr. Price submitted letters from his neighbors on both sides of his property indicating that they have no objections to the shed's 20-foot height. Furthermore, it was noted from the photographs submitted into evidence that there are several tall trees in the immediate vicinity of this shed which minimize its visual impact. In addition, the Office of Planning submitted favorable comments demonstrating that they have no objections to the height of the shed, provided it's use is restricted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations would cause an unreasonable hardship for the Petitioner. As noted above, the Petitioners' neighbors who would be most affected by the shed have written letters in support of his request, and the Office of Planning has no objections. Thus, it appears that relief can be granted without causing any detriment to the health, safety or general welfare of the surrounding community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of September, 1998 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) in the rear yard with a height of 20 feet in lieu of the maximum permitted 15 feet in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The shed shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Use of the subject shed shall be limited to the personal use of the Petitioner as a wood shop/storage

ORDER RECEIVED FOR FILING

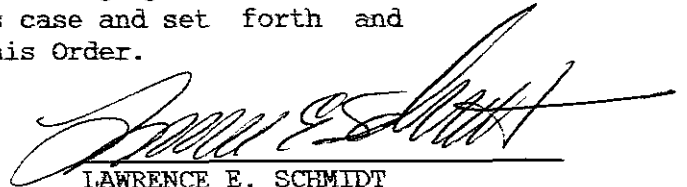
Date

By

shed. There shall be no commercial use or activity taking place therein.

4) The existing 12' x 14' garage, with an attached small shed, shall be removed within ninety (90) days of the date of this Order.

5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED BY MAILING  
Date 9/12/83  
by bjs



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

September 15, 1998

Mr. & Mrs. Richard Price  
11142 Philadelphia Road  
White Marsh, Maryland 21162

RE: PETITION FOR VARIANCE  
NW/S Philadelphia Road, 1,350' NE of the c/l of Joppa Road  
(11142 Philadelphia Road)  
11th Election District - 5th Councilmanic District  
Richard Price, et ux - Petitioners  
Case No. 99-47-A

Dear Mr. & Mrs. Price:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel; Case File



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11142 Philadelphia Rd.  
which is presently zoned D.R.-2 H

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 400.3 to allow a 20' accessory structure in the rear yard in lieu of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

AFTER HAVING BUILT A SHED FOR USE AS WOOD SHOP AND THE NEED FOR A HIGH CEILING FOR THAT PURPOSE. I DECIDED TO AFFIX A BARN STYLE ROOF FOR COSMETIC AND PRACTICAL REASONS NOT KNOWING ABOUT THE 15' RESTRICTION. TO LOWER IT 5 FEET WOULD MEAN REMOVING THE WHOLE ROOF SYSTEM AT SUBSTANTIAL COST. MONIES I DO NOT HAVE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

RICHARD PRICE  
(Type or Print Name)

Signature

DARLENE PRICE  
(Type or Print Name)

Signature

11142 PHILADELPHIA RD. H 403441074  
Address Phone No

WHITE MARSH MD 21262  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: BR

DATE

7/28/98

Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

99-47-A

#47

ORDER RECEIVED FOR FILING

Date

By

## **ZONING DESCRIPTION FOR 11142 PHILADELPHIA ROAD**

Beginning at a point on the Northwest side of Philadelphia Road which is 60 feet wide at the distance of 1,350 feet Northeast of the centerline of the nearest improved intersecting street Joppa Road which is 60 feet wide in the subdivision of East of Joppa Road as recorded in Baltimore County Plat Book #12341, Folio #301, containing 40,000 square feet. Also known as 11142 Philadelphia Road and located in the 11<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District.

**99-47-A**

#47

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 056552

DATE 7/28/98 ACCOUNT ROU-6150  
AMOUNT \$ 50.00

RECEIVED FROM: Richarda Darlene Price

FOR: 010 Agency Vehicle

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #47

PAID RECEIPT

PROCESS ACTUAL TIME  
7/28/1998 7/28/1998 14:28:40  
REG NO. 004 CASHIER KNOWN DRAWER  
5 MISCELLANEOUS CASH RECEIPT

Receipt # 061164 OFLN  
OR NO. 056552

50.00 CASH  
Baltimore County, Maryland

99-47-A

CASHIER'S VALIDATION



## CERTIFICATE OF PUBLICATION

### NOTICE OF ZONING HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-47-A  
11142 Philadelphia Road,  
NW/SE Philadelphia Road,  
1350' NE Joppa Road  
5th Election District  
11th Councilmanic District

#### Legal Owner(s):

Richard Price &  
Darlene Price

Variance: to allow a 20-foot  
accessory structure in the rear  
yard in lieu of the required 15  
feet.

Hearing: Friday, September  
11, 1998 at 11:00 a.m. in  
Room 106, County Office  
Building, 111 West Chesapeake  
Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Call (410) 887-3353.

(2) For information concern-  
ing the File and/or Hearing,  
Please Call (410) 887-3391.

8/394 Aug. 27 c253933

TOWSON, MD., 8/27/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 8/27/, 1998.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

**CERTIFICATE OF POSTING**

RE: Case # 99-47-A  
Petitioner/Developer:  
(Richard Price)  
Date of Hearing/~~Change~~:  
(Sept. 11, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

11142 Philadelphia Road Baltimore, Maryland 21162 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ August 26, 1998 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

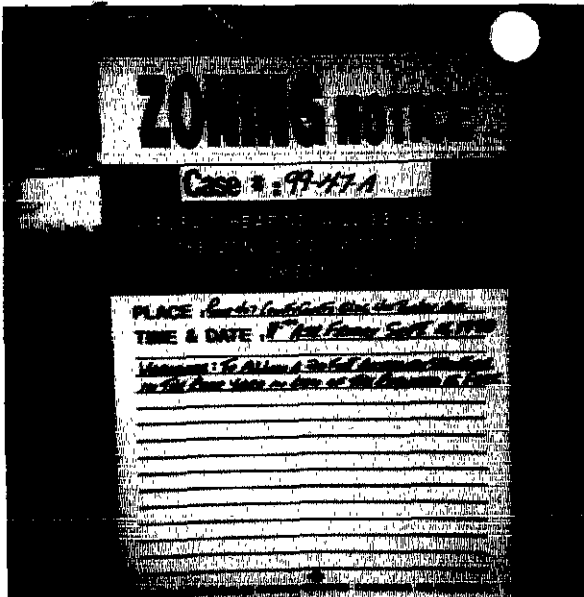
  
(Signature of Sign Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-47-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Variance to construct a '20' accessory structure  
in lieu of the required 15'.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 47

Petitioner: RICHARD + DARLENE PRICE

Location: 11142 PHILADELPHIA RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RICHARD PRICE

ADDRESS: 11142 PHILADELPHIA RD

WHITE MARSH MD 21162

PHONE NUMBER: 410 344 1074

AJ:ggs

(Revised 09/24/96)

**99.47-A**

#47

TO: PATUXENT PUBLISHING COMPANY  
August 27, 1998 Issue - Jeffersonian

Please forward billing to:

Richard Price 410-344-1074  
11142 Philadelphia Road  
White Marsh, MD 21162

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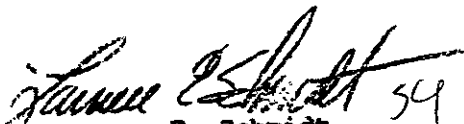
**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-47-A  
11142 Philadelphia Road  
NW/S Philadelphia Road, 1350' NE Joppa Road  
5th Election District - 11th Councilmanic District  
Legal Owner: Richard Price & Darlene Price

Variance to allow a 20-foot accessory structure in the rear yard in lieu of the required 15 feet.

HEARING: Friday, September 11, 1998 at 11:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 10, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-47-A  
11142 Philadelphia Road  
NW/S Philadelphia Road, 1350' NE Joppa Road  
5th Election District - 11th Councilmanic District  
Legal Owner: Richard Price & Darlene Price

Variance to allow a 20-foot accessory structure in the rear yard in lieu of the required 15 feet.

HEARING: Friday, September 11, 1998 at 11:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the number "501" written below it.

Arnold Jablon  
Director

c: Darlene & Richard Price

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 27, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 10, 1998

Mr. & Mrs. Richard Price  
11142 Philadelphia Road  
White Marsh, MD 21162

RE: Item No.: 47  
Case No.: 99-47-A  
Location: 11142 Philadelphia  
Road

Dear Mr. & Mrs. Price:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 28, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



8/29/98

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
and Development Management

DATE: August 21, 1998

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 11142 Philadelphia Road

INFORMATION

Item Number: 47

Petitioner: Richard Price

Zoning: DR-2H

Requested Action: Variance

Summary of Recommendations:

While the shed is indeed high, the structure is constructed with quality materials which minimizes its visual impact. The Office of Planning supports the applicant's request provided that the following conditions are met:

- 1) The applicant should demonstrate that the adjacent property owners have been notified; and
- 2) The applicant should not allow or cause the accessory structure to be converted to residential use.

Section Chief:

*Jeffrey W. Long*

AFK/JL

825-0171 (W)  
344-1074 (N)



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   August 18, 1998

FROM: *fwb* Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
              for August 17, 1998  
              Item Nos. 044, 045, 046, 047, 048,  
              049, 050, 051, 052, 053, 054

Revised Plats for Reclassification  
Case #CR-98-367-A  
(7218 Windsor Mill Road)

Revised Petition; Environmental  
Impact Statement, Description, and  
Plats for Reclassification  
Case #R-97-465  
(1856 Reisterstown Road)

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZONE0717.NOC



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

AUG. 12, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 10, 1998.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

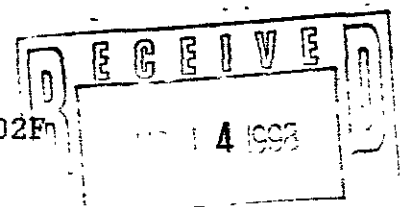
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 044, 045, 046,  
047, 048, 049, 050, 051 AND 053.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley - ADS/JP  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 8/10/97

DATE: 8/13/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:

~~44~~  
44

47

48

50

51

52

54

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 8-11-94  
Item No. 047 BR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

RE: PETITION FOR VARIANCE  
11142 Philadelphia Road, NW/S Philadelphia Rd,  
1350' NE of Joppa Rd, 11th Election District, 5th  
Councilmanic

Legal Owners: Richard and Darlene Price

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-47-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 18<sup>th</sup> day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Richard and Darlene Price, 11142 Philadelphia Road, White Marsh, MD 21162, Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

11146 Philadelphia RD.  
White Marsh, MD. 21162-1410  
Tax Acct.#1120030400

September 9, 1998

Baltimore County  
Department of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Baltimore County:

This letter is to inform you, I was notified of and have no objection to the 20-foot high shed on Mr. Price's property. I am also aware there is a zoning hearing scheduled Friday, September 11, 1998 at 11:00 a.m. in Room 106 County Office Building, 111 West Chesapeake Avenue. This hearing will determine variance to allow a 20-foot accessory structure in rear yard in lieu of the required 15 feet.

Sincerely,

  
Mary Thurfield

REP  
cc: Rick Price

11138 Philadelphia RD.  
White Marsh, MD. 21162-1410  
Tax Acct.#1111047850

September 9, 1998

Baltimore County  
Department of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Baltimore County:

This letter is to inform you, I was notified of and have no objection to the 20-foot high shed on Mr. Price's property. I am also aware there is a zoning hearing scheduled Friday, September 11, 1998 at 11:00 a.m. in Room 106 County Office Building, 111 West Chesapeake Avenue. This hearing will determine variance to allow a 20-foot accessory structure in rear yard in lieu of the required 15 feet.

Sincerely,

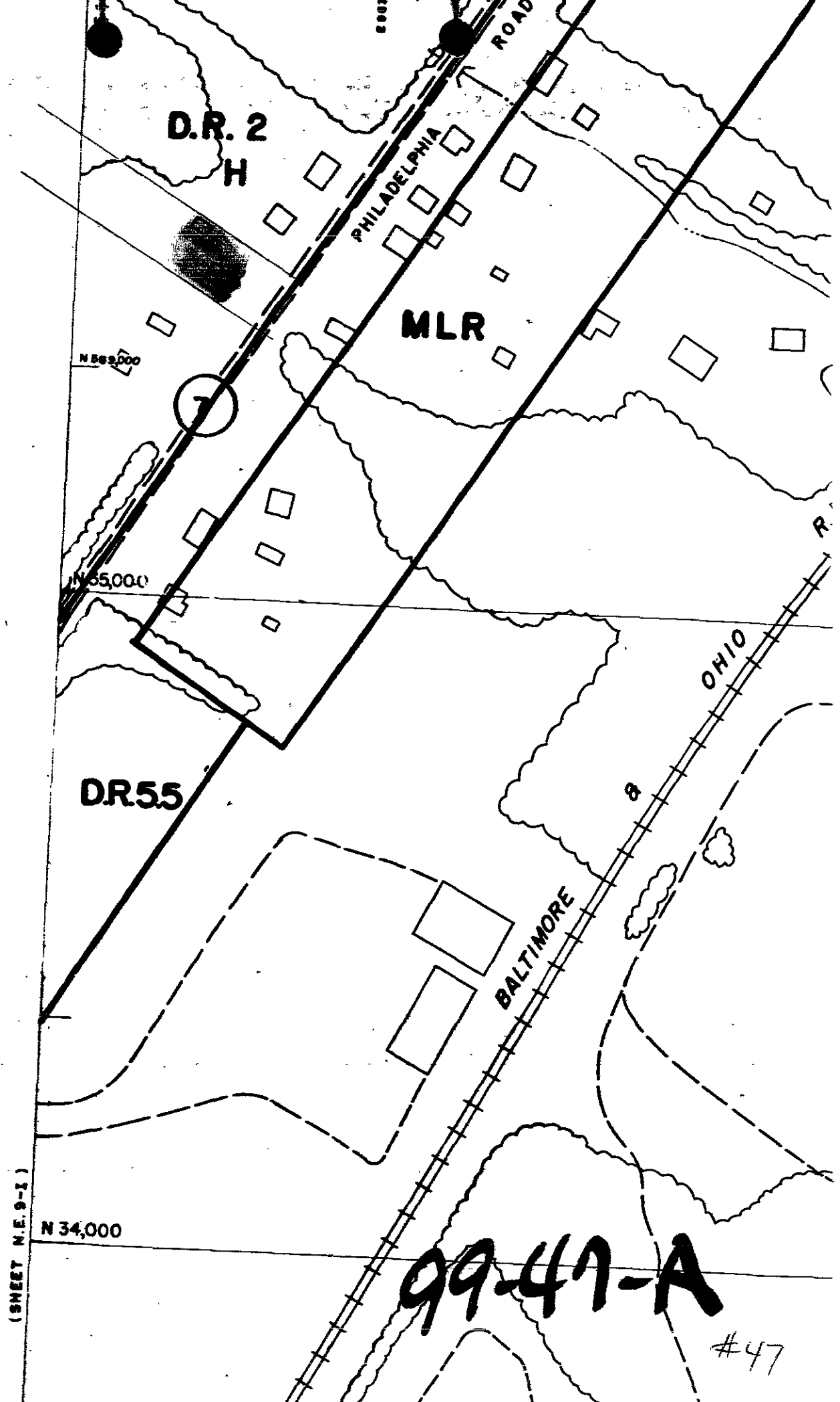
A handwritten signature in cursive script, appearing to read "Frank Walters", written in dark ink.

Frank Walters

REP

cc: Rick Price

1.8 50

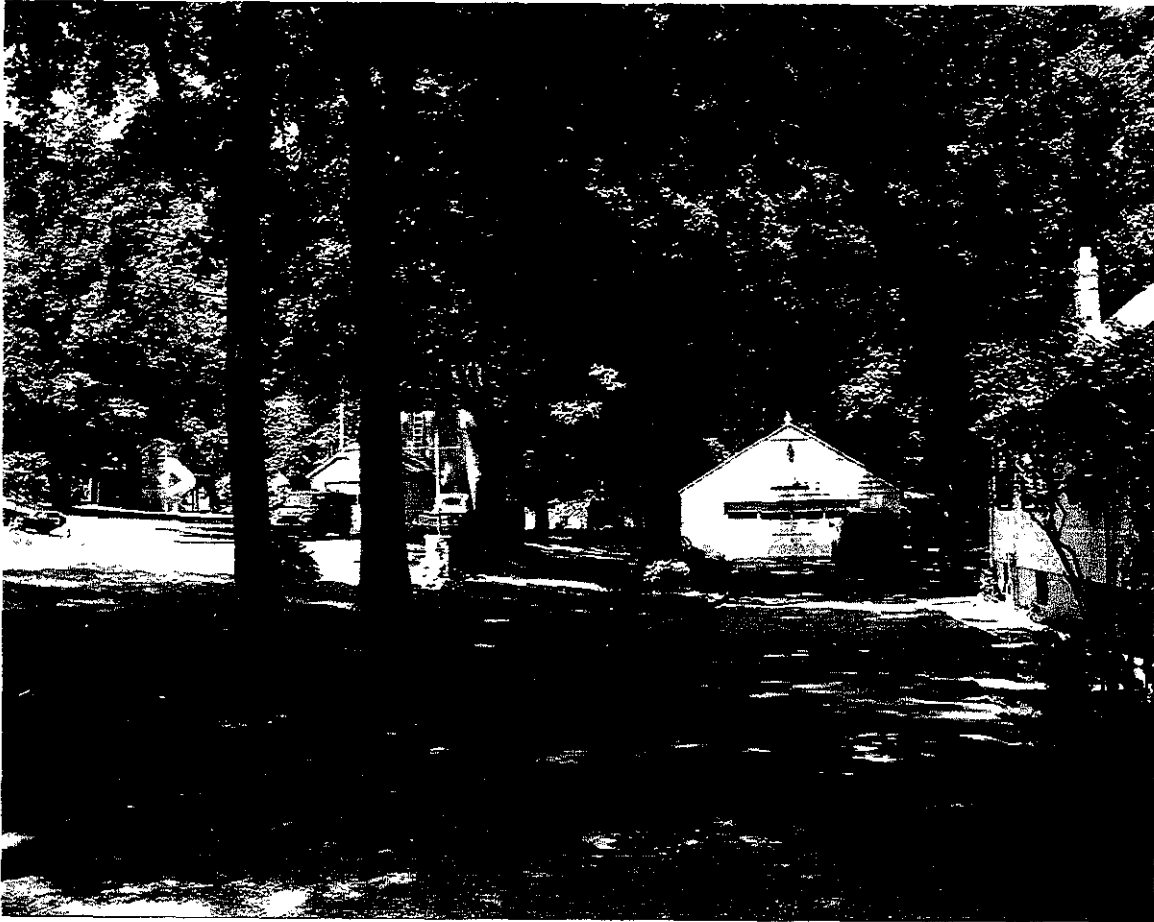


N.E. 9-5

99-47-A

#47





99-47-A

#47



99-47-A

#47



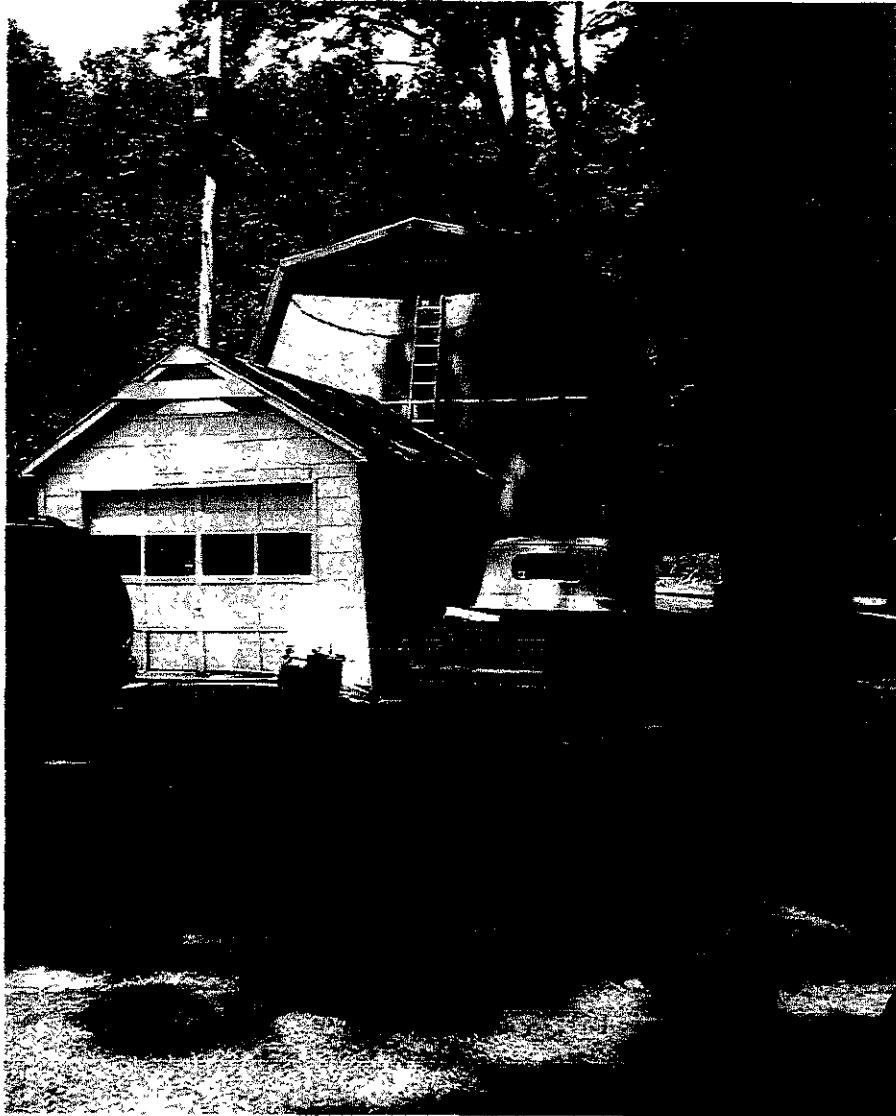
99-47-A

#47



99-47-A

# 47



99-47-A

#47

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

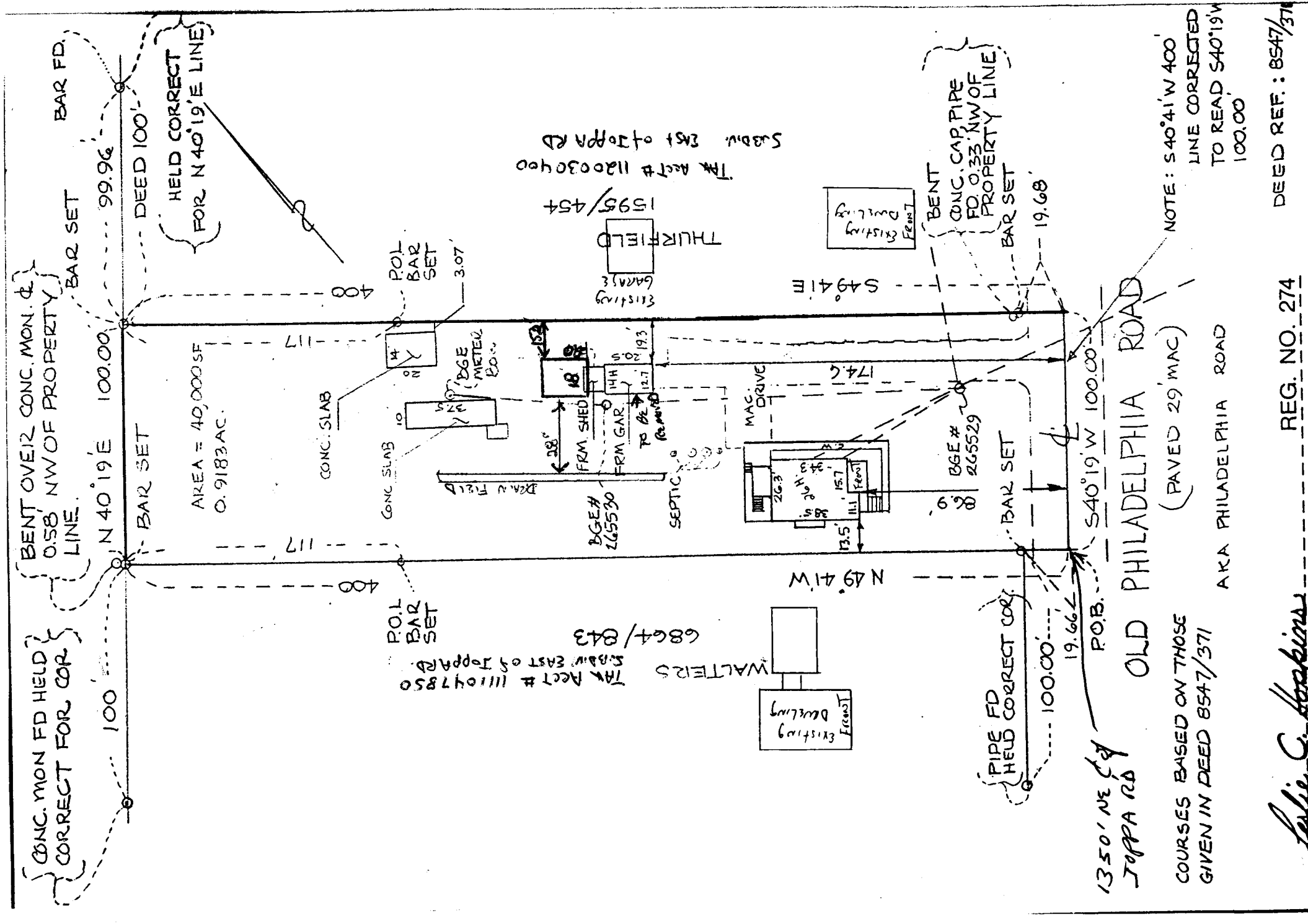
PROPERTY ADDRESS: 11142 PHILADELPHIA ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: EAST OF TOPPA RD.

plat book # 12341, folio # 301, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: RICHARD + DARLENE PRICE

Flood Zone "C"  
Not A Flood Plain Permit

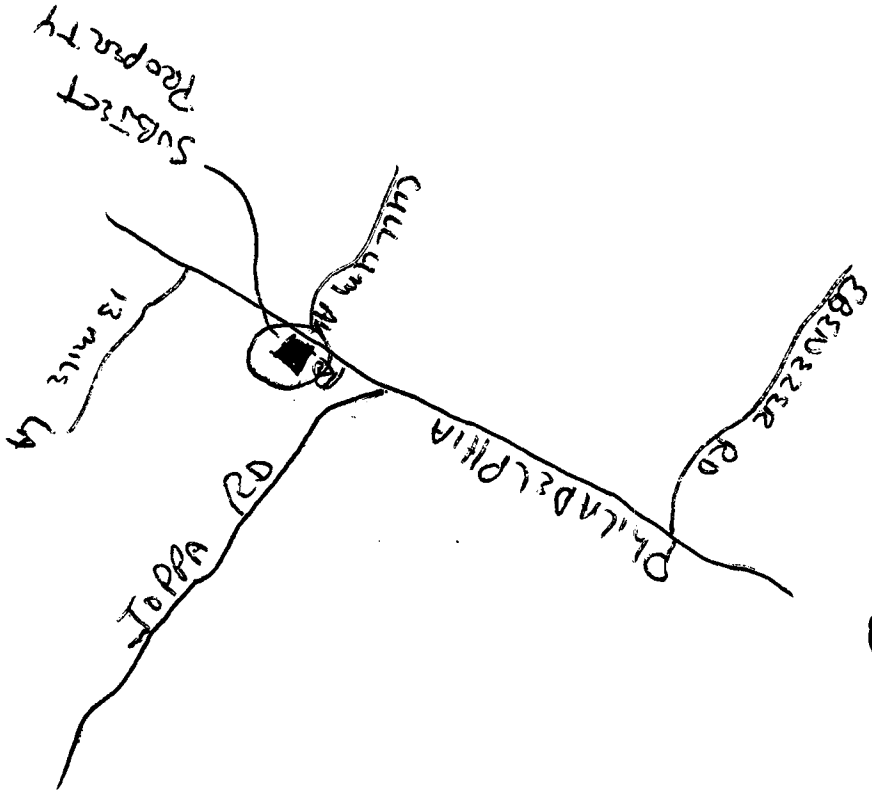


North  
date: 7-24-98  
prepared by: Rick Price

REG. NO. 274

Scale of Drawing: 1" = 50'

Vicinity Map  
North  
scale: 1"=1000'



LOCATION INFORMATION

Election District: 5

Councillmanic District: 11

1"=200' scale map #: N.E. 9-J

Zoning: DR2H

Lot size: 0.9183 AC  
acreage 40,000 SF  
square feet

SEWER: ☐ public ☒ private  
WATER: ☒ YES ☐ NO  
Chesapeake Bay Critical Area: ☐  
Prior Zoning Hearings: NONE

Violation Notice # 107172 Jim Kidd

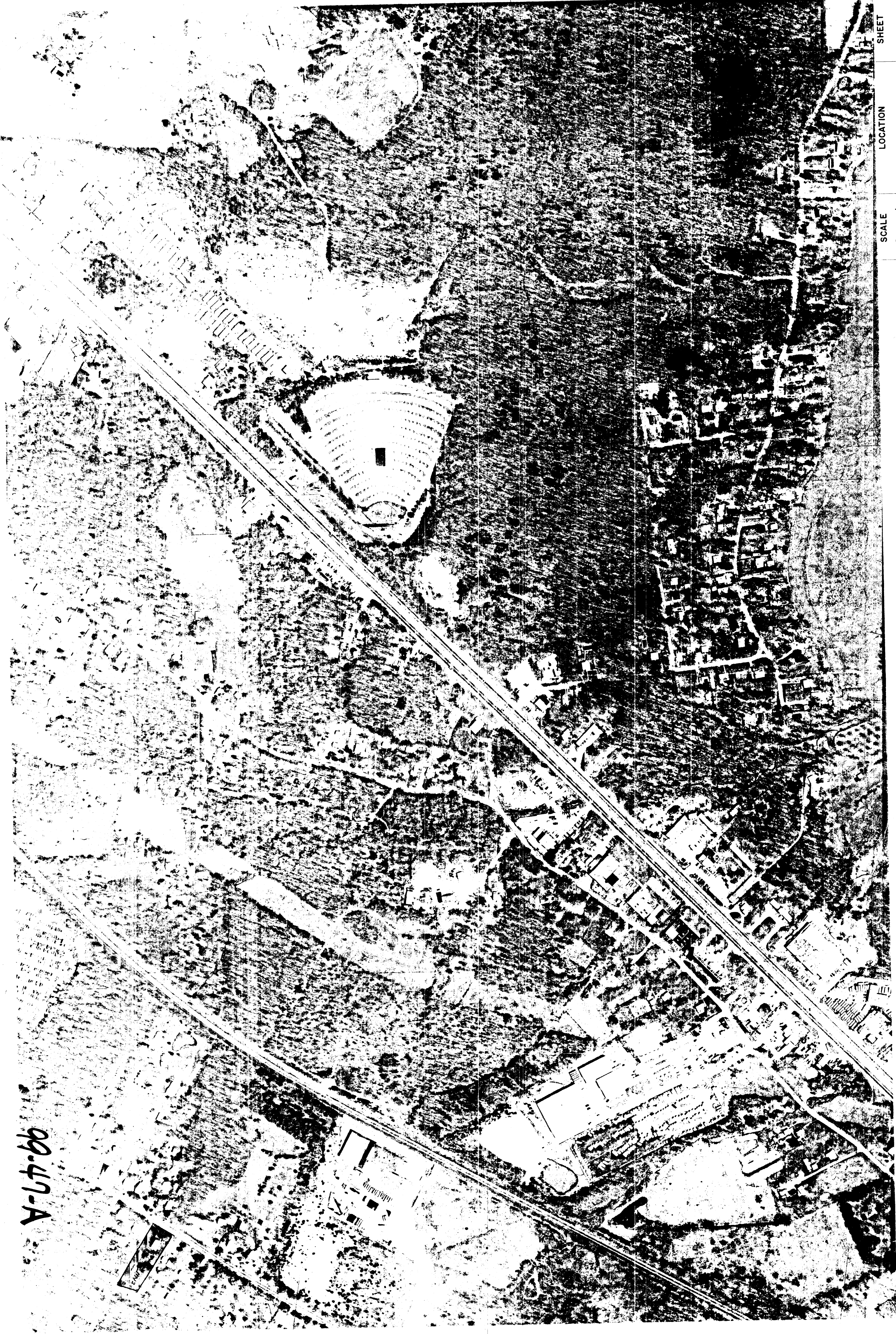
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

47 99-47-A

A-54-99





99-47-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LORELEY WHITE MARSH AREA	N.E. 9-J
DATE OF PHOTOGRAPHY		
JANUARY 1986		